

LISTING HIGHLIGHTS

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138 MAIN STREET S. | KENORA ONTARIO | P9N 1S9 | CABINCOUNTRY.COM



Lot 1-52 Lily Pad Bay Leased Land Lake of the Woods

Lot

- 2.0 acres
- 150 ft. of frontage
- Well treed
- Medium profile
- Deep water
- Sheltered bay
- Excellent privacy
- South exposure

Improvements

- | | |
|---|---|
| ○ 1735 sq. ft., 3-bedroom, 2-bathroom four season cottage | ○ Granite kitchen counters |
| ○ Large attached screen room | ○ Open living/kitchen/dining area |
| ○ 2 car detached garage with concrete floor | ○ Architecturally built with possible lower level expansion |
| ○ Pine interior with hardwood floors | ○ Boat port with rail system |

Services: Hydro, septic tank and field, four season road, internet, hot and cold running water, water filtration system with UV light.

Access: McKenzie Portage Road, stay left on Lily Pad Road. Take first left turn and follow to Lot 51-53 access road.

Taxes: \$1,018.29 annual road fee for Lease

Comments: A custom designed Pedlar home built to last! The finish level is very high and won't disappoint. A must see for the 4-season cottager that wants to be in this desired location. Only 2 hours from Winnipeg!

File 4210

\$599,000

